



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

St Johns Court, Beaumont Avenue, AL1 4TR
Guide Price £625,000

Tucked away in a peaceful cul-de-sac, this well-presented three-bedroom terraced home in St Johns Court offers bright and versatile living in a highly convenient location. With a garage, driveway parking and an enclosed rear garden, it makes an ideal choice for first-time buyers and young families.

The property features a welcoming living room/diner with plenty of natural light, a fitted kitchen, and a modern family bathroom. Upstairs, three bedrooms provide comfortable accommodation with flexibility for home working or guest use.

Situated close to local schools, shops and amenities, and within easy reach of St Albans city centre and the mainline station, St Johns Court combines practicality, comfort and convenience. A fantastic opportunity to secure a well-located home with scope to enjoy for years to come.

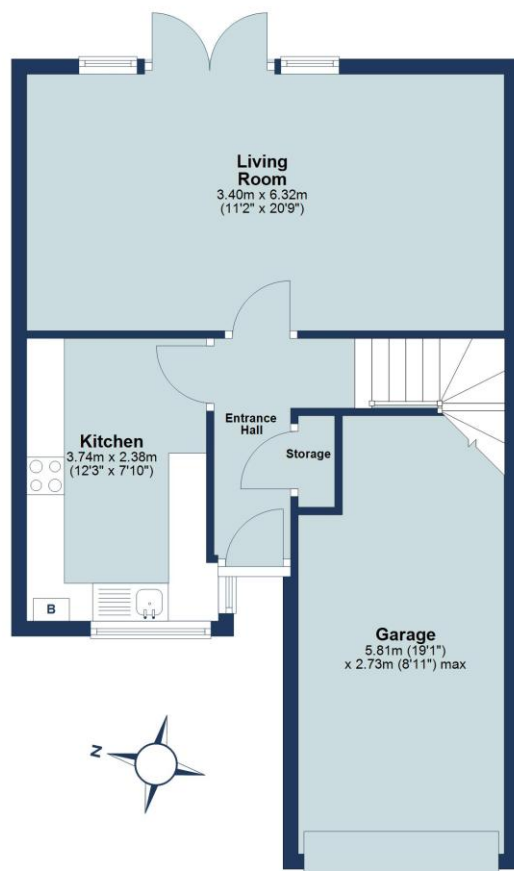
Tenure: Freehold
Council Tax Band: D
EPC Rating: C





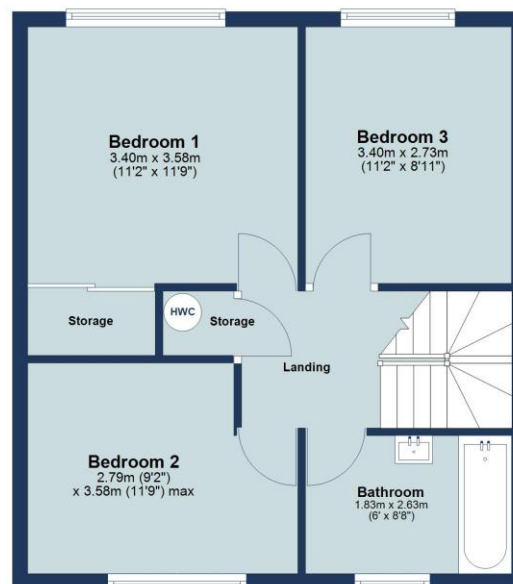
Ground Floor

Approx. 53.3 sq. metres (573.8 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.7 sq. feet)



Total area: approx. 99.7 sq. metres (1073.5 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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